



Shaftesbury Road Forest Gate E7 8PL

Beautifully Presented Two Bedroom Fourth Floor Apartment Offers In Excess Of £350,000 L/H



We are delighted to offer this spacious fourth-floor flat offers a unique opportunity to reside in a beautifully converted Trebor sweet factory. Spanning an impressive 889 square feet, this property is ready for you to move in and make it your own.

The flat boasts a flexible living space, featuring innovative sliding walls that seamlessly connect the bedrooms to the lounge, allowing for a versatile layout that can adapt to your lifestyle. With two well-proportioned bedrooms and a modern bathroom, this home is perfect for individuals or small families seeking comfort and convenience.

One of the standout features of this property is that the seller has successfully changed the lease from live/work to residential, simplifying the financing process for potential buyers. Additionally, the flat is being sold chain-free, providing a hassle-free purchasing experience.

Furthermore, the building has an EWS1 certificate with an A1 rating, guaranteeing that safety standards are met, giving you peace of mind.

Ideally located, the property is just a short stroll from the tranquil Plashet Park, perfect for leisurely walks or outdoor activities. Furthermore, it is conveniently situated between Forest Gate, East Ham, and Upton Park stations, ensuring excellent transport links to the rest of London.

This charming flat presents an excellent opportunity for those looking to enjoy a vibrant urban lifestyle in a sought-after area. Don't miss your chance to own a piece of this unique property.

**Entrance Via**



secure communal door to communal hallway - stairs and lift ascending to fourth floor - door to:

**Hallway**

wall mounted entry phone - two storage cupboards housing consumer unit and Ariston boiler - radiator - power points - wood effect floor covering - doors to:

**Bedroom 1**



double glazed window - radiator - power points - wood effect floor covering - sliding door to lounge:



## Lounge



double glazed window - radiator - power points - wood effect floor covering - sliding door to bedroom 2 - opening to kitchen.



## Kitchen



range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - integrated fridge/freezer - space and plumbing for washing machine - tiled splash backs - power points - vinyl floor covering.

## Bedroom 2



double glazed window - radiator - power points - wood effect floor covering.



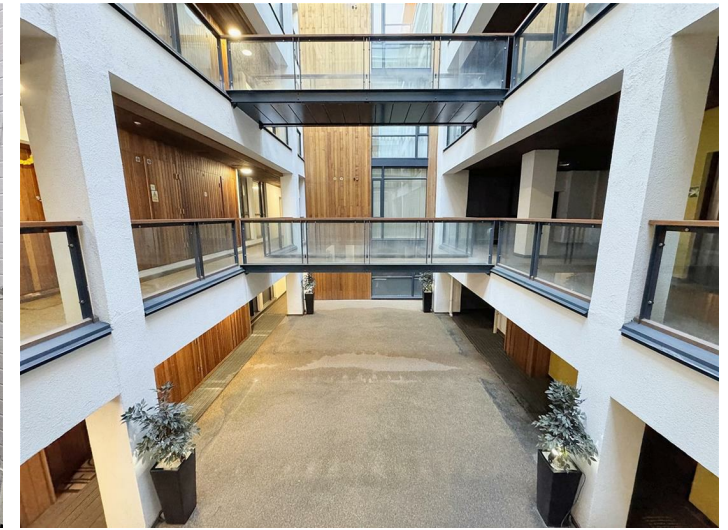
## Bathroom



ceiling mounted extractor fan - four piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - shower cubicle - low flush w/c - tiled walls - radiator - wood effect floor covering.



## Communal Area



### Additional Information:

The lease has 103 Years remaining.  
The current service charge is £2,587.26 per annum and is reviewed yearly.  
The ground rent is £250.00 per annum.  
Council Tax London Borough of Newham Band C.

No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water,

mains sewerage and is heated via gas central heating.

The title register states the following:

(19.04.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

(19.04.2004) The Transfer dated 31 October 1983 referred to in the Charges Register contains the following provision:-  
"IT IS HEREBY AGREED AND DECLARED that:-

(a) this Transfer does not include any easement of way drainage light air or other easement quasi-easement right liberty or privilege which would or might interfere with or restrict the free use of the Transferor's Retained Land for building or any other purpose whatsoever

(b) the access and user of light and air to and for the Property and any building or thing for the time being erected or standing thereon from and over the Transferor's Retained Land is enjoyed under the express consent of the Transferor and that the Transferor and its successors in title the Transferor's Retained Land and each and every part thereof may from time to time and at any time interfere with or destroy the access of light and air to the Property and any of the said buildings or things by erecting new buildings or altering existing buildings on the Transferor's Retained Land without any formal revocation of such consent."

(19.04.2004) The Transfer dated 3 July 1984 referred to in the Charges Register contains a provision as to boundary structures.

(19.04.2004) The Transfer dated 31 March 2000 referred to in the Charges Register contains a provision as to light or air.

(19.04.2004) The lessor's title is registered.

Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

A Transfer of the freehold estate in the land in this title and other land dated 31 October 1983 made between (1) Trebor Limited and (2) Kishan Singh Sangar and Sarwan Singh Sangar contains covenants details of which are set out in the schedule of restrictive covenants hereto.

(19.04.2004) The land is subject to the following rights reserved by the Transfer dated 31 October 1983 referred to above:-

"EXCEPT AND RESERVED the rights set out in the Third Schedule THE THIRD SCHEDULE above referred to:-

Exceptions and Reservations There shall be excepted and reserved out of the land hereby transferred unto the Transferor its successors in title the following rights:-

(a) all rights of drainage eavesdropping passage light air and

water and all liberties privileges and advantages at the date of this Transfer used or enjoyed (whether as easements quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary) with the Transferor's Retained Land or any part or parts thereof

(b) (without prejudice to the rights excepted and reserved by (a) above) the right to use all sewers drains pipes wires and cables which are now or may at any time during the period of eighty years beginning with the date of this Transfer be laid in or under the Property and which serve or are capable of serving the Transferor's Retained Land and the right for the vendor and its successors in title to enter upon the Property for the purpose of repairing maintaining making connections to and laying such sewers drains pipes wires and cables (the vendor or person entering making good all damage to the Property so caused.

(c) (without prejudice as aforesaid) the right to enter upon the Property for the purpose of repairing maintaining or altering any buildings now on the Transferor's Retained Land and of erecting new buildings thereon."

NOTE: The Transferor's retained land referred to is described in the covenanting clause to the covenants mentioned above.

3 (19.04.2004) A Transfer of the freehold estate in the land in this title and other land by way of partition dated 3 July 1984 made between

(1) Kishan Singh Sangar and Sarwan Singh Sangar and (2) Kishan Sing Sangar contains restrictive covenants. NOTE: Copy filed under EGL137992.

4 (19.04.2004) The land is subject to the rights contained in the Transfer by way of partition dated 3 July 1984 referred to above.

5 (19.04.2004) The land is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated

31 March 2000 made between (1) Metroman Limited and (2) Hollybrook Limited.

The following are details of the covenants contained in the Transfer dated 31 October 1983 referred to in the Charges Register:- "THE TRANSFEREES HERBY COVENANT with the Transferor for the benefit and protection of the land of the vendors adjoining and neighbouring to the Property and including Numbers 3 to 25 (odd numbers inclusive) Prestbury Road Numbers 1,3 and 5 and Numbers 8 to 14 (even numbers inclusive) Shaftesbury Road Number 316 Katherine Road the site of Numbers 318 to 330 (even numbers inclusive) Katherine Road and Number 2 Derby Road (hereinafter called 'the Transferor's Retained Land') and each and every part thereof and so as to bind the Property hereby transferred and each and every part thereof into whosoever hands the same may come that the Transferees will at all times hereafter observe and perform the restrictions

and stipulations set out in the Fourth Schedule hereto THE FOURTH SCHEDULE above referred to The Stipulations (I) Not to carry on or permit or suffer to be carried on upon the Property any trade or business which includes the manufacture distribution or storage of sugar confectionary goods (II) Not to carry on or permit or suffer to be carried on upon the Property any noxious noisy or offensive trade or business or any other act or thing which shall be or become a nuisance on inconvenience to the Transferor's Retained property."

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

#### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

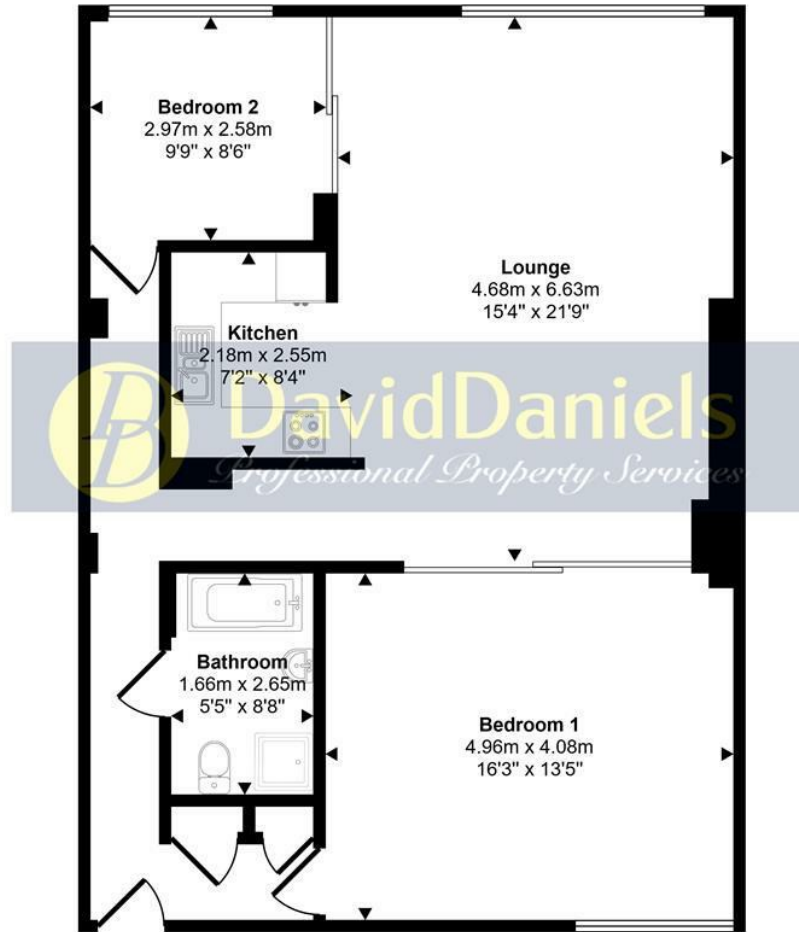
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

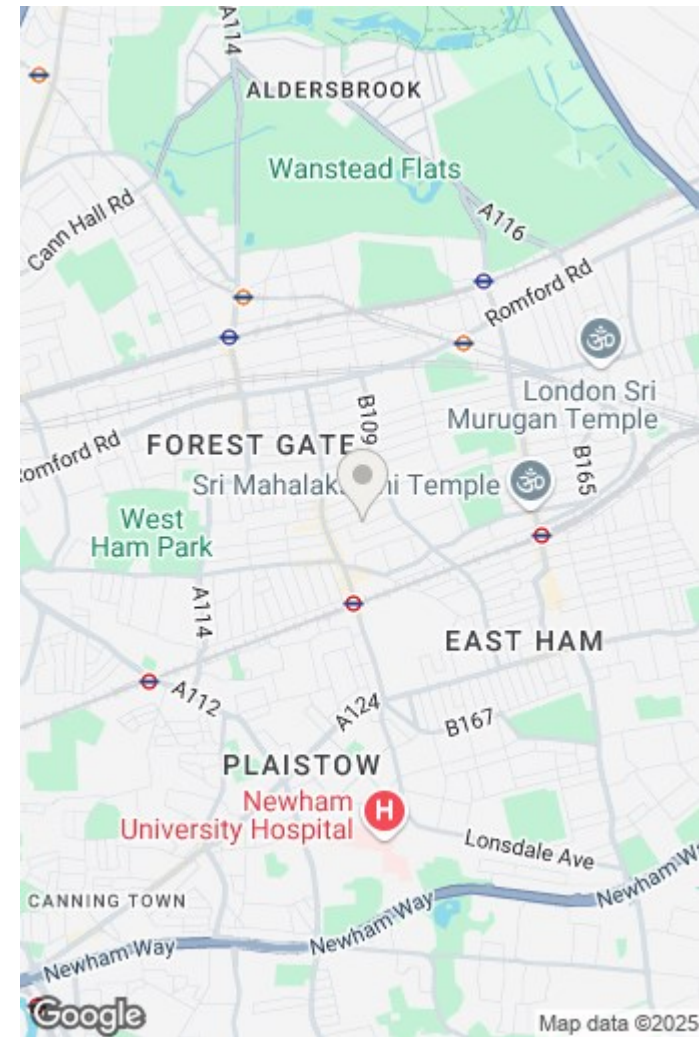
Approx Gross Internal Area  
83 sq m / 889 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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